

Home Occupations

Where/when can a business be operated from a residence?

There are two types of home occupation definitions in the Zoning Ordinance:

- 1) Residential home occupations, which are allowed as an accessory use in any rural or residential zoning district, (as defined in Section 202) – “An accessory use of a dwelling that involves very limited manufacture, provision, or sale of goods and/or services. “Garage/yard sales or home parties that are held for the sale of goods or services are not considered a home occupation provided these sales do not exceed six in one year. A residential home occupation is only permitted per the standards contained in the rural and single-family zoning districts. The standards for residential home occupations in rural zoning district are contained in Section 402.12 of the Zoning Ordinance. The standards for single-family residential zoning districts are contained in Section 702.9 of the Zoning Ordinance. The standards for rural and residential zones are different.
- 2) Cottage industries, which are permitted in rural zoning districts subject to obtaining a Special Use Permit, approved by the Board of Supervisors (as defined in Section 202) – “An accessory use of a dwelling that involves limited manufacture, provision or sale of goods and/or services. “Garage/yard sales or home parties held for the sale of goods or services are not considered a cottage industry provided these sales do not exceed six in one year. A cottage industry is a more intense use than a residential home occupation and is only permitted per the standards contained in the special use section in rural zoning districts. The standards for cottage industries are contained in Section 2401.1.ii of the Zoning Ordinance.

What determines if the activity occurring is a business?

The Zoning Ordinance does not list businesses (i.e. commercial activity) as a permitted primary use in rural or residential districts; however, many accessory commercial businesses can be permitted under the residential home occupation definition or the cottage industry definition assuming the required standards dealing with the level of activity and effects on surrounding properties are adhered to.